

**MEMORANDUM**  
**COMMUNITY DEVELOPMENT/RESOURCE AGENCY**  
**ENGINEERING & SURVEYING DIVISION**  
County of Placer

TO: Honorable Board of Supervisors  
FROM: Michael Johnson, AICP  
Agency Director  
BY: Leslie Amsberry, County Surveyor  
SUBJECT: Amendments to Chapter 16 of the Placer County Code Regarding Tentative Map Extensions

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**ACTION REQUESTED**

1. Introduce an Ordinance amending Placer County Code Chapter 16, Article 16.12, Section 16.12.120(C) and Article 16.20, Section 16.20.060(B)(1) Related to Tentative Map Term Extensions, and waive oral reading.
2. Determine the Ordinance is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3).

**BACKGROUND**

The California Government Code regulating divisions of land is known as the Subdivision Map Act (the Map Act). Under Map Act Sections 66452.6(e) and 66463.5(c), upon receipt of an application for an extension of time filed prior to the expiration of the approved or conditionally approved tentative map, the time at which the map expires may be extended by the legislative body or advisory agency for a period or periods not exceeding a total of six years.

These extensions are in addition to the automatic extensions enacted by the legislature commencing in 2008. A total of 4 bills were enacted to authorize an automatic extension of qualifying tentative subdivision and parcel maps for a potential maximum seven year period. In 2015, the legislature enacted AB1303, which provides an automatic extension of maps but only within "disadvantaged communities". Placer County is not such a community. Now that the automatic extensions have come to an end, the County is experiencing an upsurge in applications for extensions of the terms of maps under the above cited Government Code provisions.

State law permits a local jurisdiction to define what "period or periods" it desires to authorize per extension. Currently County Code sections 16.12.12(C) (for tentative subdivision maps) and 16.20.060(B)(1) (for tentative parcel maps) authorize a one-year term for each extension not to exceed three years. The above identified Government Code provisions were amended in 2008 to authorize extensions for a maximum six years.

Community Development Resource Agency is proposing changes to County Code relating to extensions of time for Tentative Maps to align County Code with State law.

The proposed changes to County Code will allow extensions of time to be granted in two-year increments, but not exceeding the total number of years allowed under Sections 66452.6(e) and 66463.5(c) of the Map Act of six years. The intent of the extensions under state law and county code, is to encourage applicants expeditiously work towards finalizing maps (or file for

revisions of the same) but provide a reasonable extension should additional time be needed to satisfy the conditions of the Tentative Map. In staff's experience, two-year extensions of a map is a reasonable period of time for the applicant to finish satisfying conditions of the map in order to file for final maps. It is also a reasonable period of time to ascertain what, if any, changed conditions in the surrounding area have occurred. In addition, current County Code, which is not proposed to be revised, requires the approval of a map extension be conditioned to satisfy County Code and standards in effect at the time of granting the extension. Two-year increments are a reasonable period of time to track such changes.

State law authorizes an automatic sixty-day extension upon the application of the subdivider prior to the expiration of the Tentative Map. This applies to applications limited to a request for map extensions. For maps that required additional land use permits to realize the proposed development design (for example, a planned residential development requires both a Use Permit and a Tentative Subdivision Map), staff proposes an automatic extension of a maximum six-month period, which allows for the additional processing time for such applications to reach the hearing stage.

In ongoing efforts to improve the County's land development processes, aligning County Code with State law provides consistency and allows additional time for applicants to complete projects under a single Extension of Time application.

#### **ENVIRONMENTAL IMPACT**

The proposed Ordinance is exempt pursuant to CEQA Guidelines Section 15061 (b) (3). Any applications for extensions will be separately reviewed pursuant to CEQA. The present proposed Ordinance aligns County Code with State law with respect to extensions of the originally approved map and does not create in itself a new entitlement. As a result, it can be seen with certainty that there is no possibility that the proposed ordinance may have a significant effect on the environment.

#### **FISCAL IMPACT**

There is no fiscal impact as a result of this action. Applications for extensions of maps will be subject to payment of standard processing fees.

#### **ATTACHMENTS**

Attachment 1: Proposed Ordinance Amending County Code Sections 16.12.120(C) and 16.20.060(B)(1)

# ATTACHMENT 1

## Before the Board of Supervisors County of Placer, State of California

In the matter of:

Amendments to Chapter 16, Article 16.12, Section  
16.12.120(C) and Article 16.20, Section 16.20.060(B)(1)  
Related to Tentative Map Term Extensions

Ordinance No.: \_\_\_\_\_

Introduced: \_\_\_\_\_

The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held \_\_\_\_\_, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

\_\_\_\_\_  
Chair, Board of Supervisors

Attest:

\_\_\_\_\_  
Clerk of said Board

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

**SECTION 1:** Placer County Code Chapter 16, Article 16.12, Tentative Maps, Section 16.12.120(C) is hereby amended as follows:

**16.12.120 Notification of decision, term of approval, extensions of time and timely filings.**

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C. Extensions of Time. Upon application prior to expiration of the tentative map approval, an extension of time not exceeding one two (2) years may be granted by the approving authority agency. Additional two (2) year extensions may be granted upon application prior to the previous expiration of time. The total number of extensions allowed under this section shall not exceed a total of six (6) years. ~~Upon application prior to expiration of the first one-year extension of time, a second extension of time not exceeding one year may be granted by the advisory agency. Upon application prior to expiration of the second one-year extension of time, a third extension of time not exceeding one year may be granted by the advisory agency. Prior to the expiration of an approved or~~

conditionally approved tentative map, upon the application by the subdivider to extend that map, the map shall automatically be extended for sixty (60) days or until the application for extension is approved, conditionally approved, or denied, whichever occurs first. If the subdivider seeks extension of a map together with additional land use permits, as defined in Chapter 17, Article 17.04, Section 17.04.030, which permits were processed and approved in conjunction with the map and which permits are integral to the map, the map and additional permits shall be automatically extended for six (6) months or until the application for extension is approved, conditionally approved, or denied or, whichever occurs first. The maximum extension period for said additional permits shall be governed by Chapter 17. Absent a timely filing of the final map, failure to record a final map prior to the expiration date or extended expiration date of the tentative map shall terminate all approvals and proceedings and a new application shall be necessary. The advisory agency approving authority shall apply conditions in approving an extension of time application to meet current board approved ordinances and standards in effect at the time of granting the time extension.

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**SECTION 2:** Placer County Code Chapter 16, Article 16.20 Minor Subdivisions, Section 16.20.060(B)(1) is hereby amended as follows:

**16.20.060 Notification of decision and term of approval, extensions of time and timely filings.**

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B. Term of Approval.

1. Tentative map approval shall be valid for thirty-six (36) months. Upon application prior to expiration of the tentative parcel map approval, an extension of time not exceeding one year two (2) years may be granted by the ~~parcel review committee~~ approving authority. Additional two (2) year extensions may be granted upon application prior to the previous expiration of time. The total number of extensions allowed under this section shall not exceed a total of six (6) years. ~~Upon application prior to expiration of time, a second extension of time not exceeding one year may be granted by the parcel review committee. Upon application prior to expiration of the second one year extension of time, a third extension of time not exceeding one year may be granted by the parcel review committee.~~ Prior to the expiration of an approved or conditionally approved tentative parcel map, upon the application by the subdivider to extend that map, the map shall automatically be extended for sixty (60) days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first. If the subdivider seeks extension of a map together with additional land use permits, as defined in Chapter 17, Article 17.04, Section 17.04.030, which permits were processed and approved in conjunction with the map and which permits are integral to the map, the map and additional permits shall be automatically extended for six (6) months or until the application for extension is approved, conditionally approved, or denied, whichever occurs first. The maximum extension period for said additional permits shall be governed by Chapter 17. Absent a timely filing of the parcel map, failure to record a parcel map or to record the necessary documents required by the ~~parcel review committee~~ approving authority prior to the expiration date or the extended expiration date of the tentative parcel map shall terminate all approvals and proceedings and a new application shall be necessary. The ~~parcel review committee~~ approving authority shall apply conditions in approving an extension of time application to meet current board approved ordinances and standards in effect at the time of granting the time extension.

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**SECTION 3:** For applications for map extensions timely filed prior to the previous expiration date between January 1, 2016 and June 30, 2016, calculation of the automatic extensions referenced in this ordinance will commence on June 30, 2016.

**SECTION 4:** This ordinance shall take effect and be in full force thirty (30) days after the date of its passage. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with government code section 25124.

